



**MINUTES  
COWETA PLANNING COMMISSION  
COWETA CITY HALL 310 S. BROADWAY  
MONDAY, FEBRUARY 22, 2022, 6:00 PM**

**I. CALL TO ORDER**

Planning Commissioner Melanie Lander called the meeting to order at 6:07 p.m.

**II. ROLL CALL**

Carter Mathews	Present
Kathy Sloat-Ahlstrom	Absent
Jessica Morris	Absent
Joanna Jones	Present
Melanie Lander	Present

Planning Commissioner Melanie Lander requested that the roll be called, and a quorum was declared to be present.

**III. CONSENT**

**1. Consideration of the minutes of the regular meeting of January 17, 2022.**

Motion was made by Commissioner Joanna Jones to approve Consent Agenda. That motion was seconded by Commissioner Carter Mathews.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Not Present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

**IV. PUBLIC HEARINGS**

**1. Public Hearing – CZ 22-01**

Public hearing to receive public comment on CZ 22-01, an application for a rezone of property from Agriculture (AG) to Residential Single Family (RS-2) located in the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) of Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, near the intersection of South 273<sup>rd</sup> East Avenue and East 125<sup>th</sup> Place South.

Commissioner Melanie Lander read the agenda item. The applicant, Mr. Ron Spradlin, was present for this meeting. The floor was opened for public comment. There were no comments from those in attendance. The public hearing for this item was closed.

**2. Public Hearing – CZ 22-02 SUP**

Public hearing to receive public comment on an application to establish a Specific Use Permit (SUP) CZ 22-02 SUP for an Educational Technical Training School on property zoned Agriculture (AG) located in Section 17, Township 17 North, Range 16 East of the Indian Base

and Meridian, Wagoner County, State of Oklahoma at 31350 East State Highway 51, Coweta, Oklahoma.

Commissioner Melanie Lander read the agenda item. The applicant, Mr. Duane Mass, was present for this meeting. He came forward and presented information on the SUP request. The floor was opened for public comment. There were no comments from those in attendance. The public hearing for this item was closed.

3. Public Hearing – PUD-02 Amendment

Public hearing to receive public comment on an application for a Planned Unit Development, PUD-02, amendment on property consisting of approximately 64.84 acres, more or less, located north and west of the intersection of East 121<sup>st</sup> Street South and State Highway 51, in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Commissioner Melanie Lander read the agenda item. The applicants were present for this meeting. Mr. Erik Enyart, representative for applicant Tanner Consulting, addressed the public and the Commissioners regarding the PUD amendment. He highlighted the changes that had been made to the PUD, referencing the conditions put forth by the Planning Commission at the November 2021 Special meeting.

The floor was opened for public comment. Two citizens came forward during this time to address the applicant and the Commissioners. Their concerns/questions included:

- Neighborhood access points and possible increase in traffic in subdivisions near the development.
- Whether or not there would be an access point to development off of Highway 51 near RCB Bank.

The citizen questions and concerns were addressed by City Staff, Commissioners and Mr. Enyart. There were no further comments from those in attendance. The public hearing for this item was closed.

V. OLD BUSINESS

1. CZ 22-01

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on CZ 22-01, an application for a rezone of property from Agriculture (AG) to Residential Single Family (RS-2) located in the Southwest Quarter of the Northwest Quarter (SW/4 NW/4) of Section 1, Township 17 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, near the intersection of South 273<sup>rd</sup> East Avenue and East 125<sup>th</sup> Place South.

Commissioner Melanie Lander read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report.

Commissioner Melanie Lander asked the applicant if the builder that built the houses in Phase I of Spradlin Estates will be building the houses in Phase II. Mrs. Spradlin answered yes, Bobby Green of BGreen Homes would be building the houses in Phase II, also. Ms. Lander also asked if there were any conditions regarding the rezone request. City Planner, Mr. Young, answered that there were no conditions recommended by Staff for this rezone.

Commissioner Carter Mathews asked if all legal standards required for the rezone had been met. City Planner, Mr. Young, answered that all state and city requirements for the rezone had been met.

Motion was made by Commissioner Carter Mathews to send a recommendation of approval of CZ 22-01 to the Coweta City Council. That motion was seconded by Commissioner Joanna Jones.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Not Present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

2. CZ 22-02

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application to establish a Specific Use Permit (SUP) CZ 22-02 SUP for an Educational Technical Training School on property zoned Agriculture (AG) located in Section 17, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma at 31350 East State Highway 51, Coweta, Oklahoma.

Commissioner Melanie Lander read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report.

There was not any discussion or questions on this item from the Commissioners. Motion was made by Commissioner Joanna Jones to send a recommendation of approval of CZ 22-02 SUP to the Coweta City Council. That motion was seconded by Commissioner Carter Mathews.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Not Present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

3. PUD-02 Amendment

Discussion and possible action on a recommendation of approval, approval with conditions, or denial to the Coweta City Council on an application for a Planned Unit Development, PUD-02, amendment on property consisting of approximately 64.84 acres, more or less, located north and west of the intersection of East 121<sup>st</sup> Street South and State Highway 51, in Section 35, Township 18 North, Range 15 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma.

Commissioner Melanie Lander read the agenda item. City Planner, Tom E. Young, Jr., discussed the Staff Report.

Commission Joanna Jones, referencing the concern voiced by a citizen during the Public Hearing portion for this item, asked for clarification on the subdivision access barriers that were discussed at the November 2021 Special meeting regarding this PUD. Mr. Erik Enyart noted the provision that has been added to the PUD that all existing connection point will have emergency-only access gates, as approved by the Coweta Fire Marshal.

Commissioner Carter Mathews asked if the four conditions put forth by the Planning Commission at the November 2021 Special meeting have been met. City Planner, Mr. Young, answered that all conditions have been met on this PUD amendment.

Motion was made by Commissioner Carter Mathews to send a recommendation of approval of PUD-02 Amendment to the Coweta City Council. That motion was seconded by Commissioner Joanna Jones.

Motion passed by a vote of 3-0 with the following votes cast:

Carter Mathews	Yes – to approve
Kathy Sloat-Ahlstrom	Not Present
Jessica Morris	Not Present
Joanna Jones	Yes – to approve
Melanie Lander	Yes – to approve

4. Discussion of Planning Topics


This item has been continued to the next meeting.

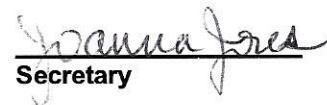
VI. NEW BUSINESS

VII. ADJOURNMENT

Planning Commissioner Melanie Lander moved that the Coweta Planning Commission meeting be adjourned. There were no objections. The meeting was adjourned at 6:32 p.m.

Approved:

  
\_\_\_\_\_  
Chairman  
3/21/22  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Secretary